



City of Rockville, Maryland
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EXTENSIONS OF PUBLIC WATER AND SEWER MAINS POLICY

This policy sets forth criteria for extending the public water and sewer mains to serve new residential development. The property seeking water and/or sewer service must be within the Rockville's maximum expansion limits. Also, the property must be outside the WSSD (Washington Suburban Sanitary District) for water and sewer. (If the property is within the WSSD a different set of rules apply. Service to property owners inside the WSSD is done by a case-by-case basis and must receive specific approval from the City Manager. This has been approved in the past to assist WSSC. This policy does not cover that situation.)

There are three types of requests covered by this policy: (1) Existing home with a failed well or septic system; (2) Vacant lot seeking to build one home; and (3) Vacant lot(s) seeking to subdivide to build more than one home. Typically, homeowners will request water or sewer service from Rockville when their well or septic system fail or is failing. However, connections are allowed prior to failure according to the below procedures. It may be possible for service to be obtained without a public extension. In these instances, private house connections may be installed, so long as the house connections do not run down and within a public right-of-way. Private easement may be required to accommodate house connections.

Existing Home With Failed Well or Septic

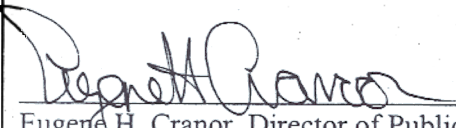
1. The property must be annexed into the City limits provided the property is within Rockville's maximum expansion limit and outside the WSSD.
2. If the owner has a failed well and the on-site septic system is still operational, with the Rockville's public sewer more than 300-feet away, then the owner will only be required to connect to the water system. If the owner has a failed septic system and the on-site well is still operational, with the Rockville's public water main more than 300-feet away, then the owner will only be required to connect to the sanitary sewer system. If the property is only connecting to the public sewer system, then a water meter must also be installed on their private water service (well water). This meter is solely for the purpose of measuring water usage to determine the sewer bill. An easement must be granted to Rockville to allow access to read the meter.
3. The property owner is responsible for all costs to extend the public system(s) to provide service to their lot, including design, easements and construction.
4. Obtain the required Public Works and Inspection Services permits. This will include bonding and permit fees. Easements may be required if the utilities cannot be extended within a dedicated public right-of-way. If the utility crosses the street construction must include milling and overlaying of City streets totaling 50-feet in width (25 feet on both sides of the utility trench). If the utility runs down the street construction must include milling and overlaying the affected lanes of City streets along the entire length of the utility extension.

Vacant Lot Seeking to Construct One Home

1. The property must be annexed into the City limits provided the property is within Rockville's maximum expansion limit and outside the WSSD.
2. After the property has been annexed, the property owner must obtain both water and sewer service from Rockville. No wells or septic systems may be constructed for new development within the City.
3. The property owner is responsible for all costs to extend the public water and sewer systems to provide service to their lot, including design, easements and construction.
4. Only one water house connection and/or sewer house connection will be allowed to the lot.
5. Obtain the required Public Works and Inspection Services permits. This will include bonding and permit fees. Easements may be required if the utilities cannot be extended within a dedicated public right-of-way. If the utility crosses the street construction must include milling and overlaying of City streets totaling 50-feet in width (25 feet on both sides of the utility trench). If the utility runs down the street construction must include milling and overlaying the affected lanes of City streets along the entire length of the utility extension.

Vacant Lot(s) Seeking to Subdivide and Create More than One Buildable Lot

1. The property must be annexed into the City limits provided the property is within Rockville's maximum expansion limit and outside the WSSD.
2. After the property has been annexed, the property owner must obtain both water and sewer service from Rockville. No wells or septic systems may be constructed for new development within the city.
3. The property owner is responsible for all costs to extend the public water and sewer systems to provide service to their lot, including design, easements and construction.
4. The property owner must extend the public system across the entire frontage of their lots to serve both this property and adjacent properties. Only one water house connection and/or sewer house connection will be allowed to each lot.
5. Obtain the required Public Works and Inspection Services permits. This will include bonding and permit fees. Easements may be required if the utilities cannot be extended within a dedicated public right-of-way. If the utility crosses the street construction must include milling and overlaying of City streets totaling 50-feet in width (25 feet on both sides of the utility trench). If the utility runs down the street construction must include milling and overlaying the affected lanes of City streets along the entire length of the utility extension.


Eugene H. Cranor, Director of Public Works

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Date